

CHAPTER 1: INTRODUCTION

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A. Summary

The Master Plan and Design Standards for this portion of the Northwest Quadrant is a bold move on the part of the City of Santa Fe to create a new neighborhood for Santa Feans within the North side. This is an area with a long and rich history. Over the years families gathered wood for the winter, students had many impromptu social events, and hikers and cyclists enjoyed the panoramic beauty of this area.

The Northwest Quadrant holds a special place in the heart of many Santa Feans. Because of this, the vision for the Northwest Quadrant must be extraordinary and one that honors multiple community values.

The guiding principles developed for this project reflect many of the same principles that have made Santa Fe famous; a significant preservation of open space; neighborhoods of cascading

densities with very affordable and market rate housing being mixed together, a series of interconnected neighborhoods; and pedestrian and bike paths that invite residents and the surrounding neighborhood to enjoy the views and adjacent services.

The Master Plan and Design Standards create beautifully designed neighborhoods with a rich variety of economic, cultural and physical experiences. They have been designed to support the organic evolution of neighborhoods, as well as the services such neighborhoods may need and use over time.

The plan carefully considers and integrates green building concepts and techniques to reduce the use of natural resources through passive solar orientation to allow for individual flat-plate and photo voltaic collection;

extensive water harvesting and re-use; and access to bike and pedestrian paths that connect to surrounding areas to reduce dependence on cars. The plan provides live/work zoning and modest commercial space intended to attract local-serving retail and spaces for small businesses in the area.

The Northwest Quadrant reflects an opportunity for families with children, individuals, and couples to live on the North side in an economic, socially and culturally diverse community that is committed to using green building techniques.

Over time, this project will represent what is best in sustainability and provide a livable, desirable, and creative neighborhood for today and for future generations of Santa Feans.



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B. History

Early Planning Events

- pre - 1700 • Pueblo Indian Land
- 1715 • Northwest Quadrant in Original Santa Fe Grant
- 1967 • Neighborhood Analysis
- 1974 • Santa Fe Area General Plan
- 1976 • (- 1978) NWQ Planning Studies and 1st Sketches of NWQ
- 1977 • Real Estate Study
- 1982 • NWQ Report
- 1983 • Northwest Sector Plan
- 1984 • NWQ Project Study
- 1986 • Comprehensive Inventory of City-owned lands to fund site for affordable housing
- 1992 • Strategic Plan on Affordable Housing
- 1999 • General Plan Designates NWQ as Open Space

Resolutions

- 1977 • City Council Resolution Redevelopment of New Community
- 1983 • Resolution 1983 - 39 Affordable Housing
- 1985 • Resolution 1985-31 NW Sector Relief Route/599
- 2002 • Resolution 2002-89 Feasibility of Affordable Housing in NWQ Discourages Development - Mostly Open Space
- 2003 • Resolution 2003-61 RFP Process for Affordable Housing
- 2004 • Resolution 2004-49 Supports Enterprise Funding Feasibility Study
- 2004 • Resolution 2004-91 Removes NWQ General Plan Open Space Designation on 400 Acres
- 2004 • Resolution 2004-92 Develop Master Planning Process for 280 acres of the 2500 acres to provide for affordable housing.
- 2005 • Resolution 2005-32 In support of application to the New Mexico Recreational Trails Grant Program
- 2006 • Resolution 2006-93 Designation of the southern portion of the NWQ as permanent open space.
- 2006 • Resolution 2006-119 Provision of guidance on development of Northwest Quadrant Affordable Housing Project Master Plan
- 2006 • Resolution 2006-129 Santa Fe acknowledged as the ancestral homeland of Tesuque Pueblo
- 2008 • Resolution 2008-89 Designation of Water Rights

From the outset, the Northwest Quadrant land has held a place of special cultural and historical significance to Santa Fe, with its rich history and succession of occupants and owners stretching back nearly 10,000 years.

Archeological finds indicate the land was a place of settlement for early Pueblo Indians. Hundreds of years later, Spain’s King Philip V included it as part of the original Santa Fe Land Grant in the early 1700’s and earmarked the land for common pasture land and water.

The land transitioned from Spanish to Mexican rule in 1824 and became part of the United States in 1848. At the turn of the 19th century, land in the Northwest Quadrant not held as private property was confirmed as City-owned land in a series of lawsuits. The land, which encompasses approximately 2,770 acres, has always been a valued asset marked by its scenic terrain, natural beauty, proximity to the city center, and its status as public land.

For more than 40 years, planning efforts have studied uses and opportunities for the site. A common thread to the plans was the acknowledgment of the Northwest Quadrant as a prime resource and a location for affordable housing.

The residents of Santa Fe entrust the City to protect the historical and cultural significance of the Northwest Quadrant, the remaining undeveloped land in the original Spanish Land Grant. The City Council designated a portion of the land as a future master planned neighborhood of between 700 to 900 dwellings. The master plan area is ca. 540 acres in size, out of which a maximum of 170 acres is envisioned for future development. The remainder of the area is envisioned as natural preserves, open spaces and pedestrian trail networks.

Although the land had been considered for development in previous decades, the

City Council proposed in 2003 moving forward with planning a neighborhood in the Northwest Quadrant, considering the extension of nearby utilities to adjacent developments. Because the land is owned by the City of Santa Fe and the Santa Fe School District, it was recognized as a unique opportunity to pursue multiple community goals including an emphasis on creating homes that would be affordable to Santa Fe residents.

An initial feasibility study was completed in 2004 by a team under contract with the Enterprise Community Partners that identified developable areas and recommended possible densities, market valuation of the parcels, access to and capacity of existing utility networks, and costs for extending utilities, roads, and other infrastructure.

Resolution 2004-49 endorsed the findings of the feasibility study and further directed staff to initiate a master planning process based on the affordability targets established in the feasibility study.

The master planning process began in 2005 with the hiring of Santa Fe Engineering, Inc. Public forums were conducted to inform the public of the master planning proposal and to seek community input. A workshop was held with community advisers on sustainable practices and techniques. As a result of community input, City Council approved Resolution 2006-93 to designate the southern 174 acres of the 540 acre master plan area for open space and trails.

The master planning process entered its second phase at the end of 2006 with a focus on completing a final design to addresses community goals and desires.

Documents associated with both the City Council resolutions and the public meetings can be found in *Supplemental Documents Volume 1: Public Process*.

PROXIMITY CHART

	1 MILE	2 MILES	3 MILES
EMPLOYMENT		PLAZA GUADALUPE/ RAILYARD DISTRICT SOUTH CAPITOL COMPLEX	
SHOPPING	DE VARGAS MALL	SOLANA CENTER PLAZA SAN BUSCO	CERRILLOS ROAD CORRIDOR CORONADO CENTER
INSTITUTIONS		FT. MARCY REC. CENTER POLICE STATION FIRE STATION PUBLIC LIBRARY POST OFFICE U.S. COURT HOUSE STATE CAPITOL COMPLEX	SOUTH CAPITOL COMPLEX POLICE STATION

LEGEND

- Master Plan Project Boundary
- Santa Fe Public Schools Property
- Street Network
- Bus Stops
- Schools
- Major Employment Zones
- Shopping Centers
- Major Institutions
- Northwest Quadrant (2,770 acres)

C. Vision

The Northwest Quadrant land sits in the center of a transformation taking place in the northwest portion of the City and County of Santa Fe. Infill development is occurring on adjacent lands and along highway NM 599, which bisects the Northwest Quadrant land.

The integrity of Santa Fe’s renowned cultural and economic diversity is being threatened by rising home costs and a lack of affordable housing near major employment centers in the downtown area. This threat is stratifying the city both economically and geographically, with most of the affordable housing located on the south side of the city and beyond city limits. In addition, the decentralization of housing without adequate public transportation to jobs reduces the monthly income of the individual and has measured negative impacts on the natural environment.

The Northwest Quadrant land is strategically located within a 2-mile radius of the plaza, services, and major city, state, and county employment centers. Developing the Northwest Quadrant land to address the City’s housing needs in a way that respects the land and cultural resources can begin to mitigate the housing imbalance and move people closer to jobs. The Northwest Quadrant Master Plan outlines an ambitious target of attaining 37% affordable housing, 33% step up housing and 30% market rate housing in answer to these needs.

For more than five years, public, private and non-profit organizations have worked with the Santa Fe community to identify goals, visions and principles to guide the development of the Northwest Quadrant. It was a priority to include the public, stakeholders, neighboring residents, and professionals in the planning and decision-making process in order to generate a plan that was viable and could meet community goals.

Santa Fe Public Schools, as joint property owner and submitter of the Master Plan, played an active role in the public process and in supporting the vision of the plan.

In an effort to respect cultural resources, Native American tribes were contacted at the outset of the project. Members of Tesuque Pueblo were kept informed and provided input during the planning process. The working relationship between the Pueblo, SHPO, and the Master Developer will continue as the plan moves forward.

The City of Santa Fe has commissioned this Master Plan and Design Standards to guide the development of the Northwest Quadrant as a model for sustainable development in the City of Santa Fe. The Master Plan and Design Standards intend to honor the historic and cultural context and to build upon the rich environment of the Quadrant in order to develop a community that will make Santa Feans proud of this use of public lands.

NWQ Planning Objectives

- To house a diverse group of residents, representative of the social and economic diversity of the City itself.
- To contain a substantial number of affordably-priced and moderately priced housing units.
- To incorporate excellence in design that results in a high quality of life for residents as measured by accessible trails, recreational areas, natural open spaces and transit opportunities.
- To be a sustainable development focusing on water conservation, green building techniques, low energy use and other innovative features.
- To provide opportunities for a mixed-use activity center that can serve as a community center and defining focal point of the area.
- To design a neighborhood that harmonizes with nearby, existing residential, commercial and recreational uses.
- To develop a traffic plan that coordinates with the recommendations of the NM599 Safety Study.
- To produce a neighborhood plan that reflects the goals and desires of the public through an inclusive public process.

D. Plan Preparation + Public Participation

In December 2006, Design Workshop Inc. was selected by the City of Santa Fe to develop a Master Plan and Design Standards for the Northwest Quadrant. The team was comprised of the following members:

- Design Workshop, Inc.
- Suby Bowden + Associates, llc
- Bohannon Huston, Inc.

Additional information and assistance was also provided by: Louis Berger Group (traffic study), Southwest Archaeological Consultants (archaeology), The Community Store (facilitation), and Morris Surveying Engineering (surveying).

The charge of the planning team for the Northwest Quadrant Master Plan was outlined by the City Council in Resolution 2004-92. Based on the recommendation of a prior feasibility study conducted by the Enterprise Foundation, the planning team was asked to look at developing a plan to provide for affordable housing for 280 acres in the Quadrant. The planning team was required to complete the following:

- Inclusive Public Participation Program
- Adopted planned residential community (PRC) zoning for a portion of the Northwest Quadrant
- Adopted Design Standards and Master Plan Handbook
- Housing Affordability Plan (CoSF)
- Finance / Marketing Plan

Image 1-1: City staff review meeting



The master planning team solicited comments from City officials and staff. Interviews and information meetings were conducted with the following officials, committees, and department representatives:

- Mayor and City Councilors
- City Manager
- Members of the Metropolitan Planning Organization
- Land Use Department
- Public Works Department
- Administrative Services
- Finance Department
- Public Utilities Department
- Santa Fe Arts Commission
- Housing and Community Development Department
- Community Services
- Police Department
- Fire Department

City Staff input was solicited in meetings held August 2006 and February 2007. Additional meetings with City Staff were held to review project details. Presentations or interviews occurred with the following groups:

- Santa Fe Public Schools – Board of Education
- Tesuque Pueblo
- Santa Fe Homebuilders Association
- Santa Fe Association of Realtors
- Cielo Grande Neighborhood Assoc.
- Santa Fe Green Team
- Tesuque Pueblo
- KSFR Radio
- Que Suave
- Community Services Channel
- Chamber of Commerce

Focus groups were convened with experts and interested members of the community to advance key elements of the plan. Financial aspects of the plan and its feasibility were vetted with the local development community. Sustainable practices were discussed with local experts to define the level of sustainability and raise the bar of green design in the Northwest Quadrant.

Opportunities for involvement of the full community were provided in a series of public meetings held October 2005, January 2006, March 2007, August 2007, and June 2008.

The pre-planning and information-gathering for the project, spearheaded by Santa Fe Engineering, included three public meetings at Gonzales Elementary School. These meetings focused on introducing the project (October 19th, 2005), reviewing affordable housing and water issues (January 17th, 2006), and introducing traffic and circulation options (January 31st, 2006).

The pre-planning phase of the Northwest Quadrant resulted in a comprehensive set of base information.

With the current design team, the fourth public meeting was held at Genoveva Chavez Community Center on March 10th, 2007. This open house meeting re-introduced the project and summarized the prior information with a set of maps (see Chapter 2: Existing Conditions). It also provided the opportunity for community members to sign up for a ‘Homework Group’ to participate more deeply in the planning process.

A fifth public meeting was held at Gonzales Elementary School on August 28th, 2007. This meeting also served as the ENN (Early Neighborhood Notification) meeting.

The last public meeting was an open house held at the Santa Fe Complex on June 10th, 2008. This meeting provided the public an opportunity to review the plans and obtain additional information on the project prior to submission.

Additional public presentations and review sessions occurred as the design team presented information and updates to City Committees, the Planning Commission, and City Council.

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NWQ Public Meetings + Agendas

Pre-Planning

June 24, 2003

Public Meeting

- Preliminary Feasibility Report results (Enterprise Foundation)

August 5, 2004

Early Neighborhood Notification Meeting

October 5, 2004

Neighborhood Meeting

- neighborhood concerns

Wednesday, October 19, 2005

Public Forum: Overview of Master Planning Process

- introduction of project team
- project overview
- consultant perspective

Tuesday, January 17, 2006

Public Forum: Issues Presentation

- introduction of planning team
- project overview
- affordable housing issues
- water presentation

Tuesday, January 31, 2006

Public Forum: Issues Presentation

- traffic issues presentation

Tuesday, February 28, 2006

Planning Team Workshop

- review project history + intent
- project constraints
- design discussion
- develop alternatives

Tuesday, June 27, 2006

City Council Study Session

Monday, September 25, 2006

Public Works / CIP Land Use Committee

Monday, October 16, 2006

Finance Committee

November, November 27, 2006

Public Works / CIP Land Use Committee

Planning

Saturday, March 10, 2007

Community Session 3

- project reintroduction
- existing conditions overview
- public comment

Tuesday, March 27, 2007

Homework Group Meeting #1: Project Overview

- project overview
- identify project values

Tuesday, April 10, 2007

Homework Group Meeting #2: Generate Master Plan Alternatives

- review additional information
- draw up alternative master plans

Thursday, April 19, 2007

SFPS Study Session

Tuesday, April 24, 2007

Homework Group Meeting #3: Revise Master Plan Alternatives

- review alternatives
- generate preferred alternatives

Tuesday, May 8, 2007

Homework Group Meeting #4: Review Draft Master Plan

- master plan process
- design standards
- draft master plan review

Thursday, August 2, 2007

SFPS School Board Meeting

Thursday, August 7, 2007

SFPS School Board Meeting

Tuesday, August 14, 2007

Homework Group Meeting #5: Master Plan Consensus

- information update
- draft master plan review

Wednesday, August 20, 2007

Public Works Committee

Tuesday, August 22, 2007

Homework Group Meeting #6:

- final master plan review
- group consensus

Tuesday, August 28, 2007

Early Neighborhood Notification Meeting

Thursday, October 18, 2007

SFPS School Board Meeting

Tuesday, October 30, 2007

CoSF / SFPS Joint Study Session

Wednesday, December 5, 2007

SFPS Study Session

Thursday, May 22, 2008

Homework Group Meeting #7:

- information update
- final master plan presentation

Tuesday, June 10, 2008

Community Session 4 - Open House

- final master plan presentation
- public comment

Thursday, June 12, 2008

Planning Commission Study Session

- information update

Wednesday, June 18, 2008

Public Utilities Committee Meeting

- NWQ Water Allocation

Monday, July 7, 2008

Public Works Committee

- Traffic Impact Analysis update

Monday, July 14, 2008

CoSF / SFPS Joint Study Session

Monday, August 18, 2008

Finance Committee

- information update

Monday, September 8, 2008

Public Works Committee

- NWQ Water Allocation

Monday, September 15, 2008

Finance Committee

- NWQ Water Allocation

Friday, October 3, 2008

City Council Meeting

- NWQ Water Allocation

Thursday, October 27, 2008

Public Works Committee

- Traffic Impact Analysis update

Thursday, December 4, 2008

Planning Commission Study Session

- information update

To build upon and honor the previous planning and public process conducted for the Northwest Quadrant Master Plan, invitations were sent out to individuals who attended previous meetings to participate in the 2007 planning process. Information from these early meetings were used as a basis to form the goals of the project and give direction to the planning effort.

In collaboration with the design team, Carl Moore and Suzanne Otter from the Community Store spearheaded the public facilitation process with a 'Homework Group'.

The 'Homework Group' was assembled to give input and direction to the design team on key planning issues. The group was comprised of 44 concerned and dedicated individuals with diverse interests and backgrounds: volunteers from the community, neighboring residents, and professionals with backgrounds in development, finance, sustainability, fund raising, and the arts. Individuals in the group volunteered to participate by signing up at the public meeting or were invited to give direction to the design team.

The Homework Group met over a span of 4 months in 6 meetings and contributed to the plan by providing guidance to the design team on:

- *Housing: what is the character of the development and what is the distribution of affordable housing in the development?*
- *Roads: what are the primary road connections and the resulting street network?*
- *Open Space: where should open space be preserved and what does the open space and trail system look like?*
- *Center: what is the make-up of the center and where should it be located?*
- *Financing: what are the implications for development based on the assumptions of the pro forma?*
- *Values: what about this project will make Santa Fe different and proud of this use of public lands?*

The resulting Master Plan and Design Standards are the product of an intense public process that involved the community of Santa Fe through a series of 'Homework Group' meetings and neighborhood meetings. The evolution of the plan for the Northwest Quadrant is a result of the collection of needs and desires garnered by the consultants through cooperative and successful work sessions over a period of 5 years (2004–2009).

NWQ Homework Group

Julie Bain
 Michael A. Bain
 Rhea Bertelli
 Ted Bolleter
 Suby Bowden
 Glenn Broughton
 Brian Degani
 Alexander Dzurec
 Kurt Faust
 Zane Fischer
 William Gallagher Jr.
 Bruce Geiss
 Deirdre Harris
 Spencer Haynsworth
 Frank Herdman
 Claudia Meyer Horn
 Shelley Horton-Trippe
 Hank Hughes
 Angelo Jaramillo
 Nicole de Jurenev
 Mike Loftin
 Anne Lovely
 Richard MacPherson
 Rick Martinez
 Kathy McCormick
 Joni Miller
 Katherine Mortimer
 Randy Newman
 Susan Nichols
 John Padilla
 Britt Palmberg
 Frances Parker
 Dafyd Rawlings
 Joyce A. Roberts
 Adrienne Romero
 Ed Rosenthal
 Sunil Sakhalakar
 Brian Skeele
 Frans Trouw
 Kathy Tully
 Karen Walker
 Sharron Welsh
 Greg Witherspoon
 David Zerbst

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Figure 1-2: Homework Group Meeting 1

Communications

A web site dedicated to the Northwest Quadrant Master Plan (www.nw-quadrant.com) was designed and maintained to serve the public with up-to-date information on the project. Information available on the web site includes all public meeting notes, project data and maps, draft designs, FAQs, and relevant links. Opportunities were provided for contacting the design team for further information.

Future Involvement

Opportunities for future public involvement include application reviews by local governing bodies for the realization of elements of the plan. These reviews include development permit applications for preliminary and final plat approvals, and funding for public elements of the plan. The steps and guidelines for these processes are outlined in Chapter 7 of this document.

The intention is that the plan will be carried forward in alignment with the goals and objectives set forward by these design standards and in accordance with the vision of the master plan.



Figure 1-3: Homework Group Meeting 2



Figure 1-4: Homework Group Meeting 3



Figure 1-5: Homework Group Meeting 7

E. Guiding Principles

Community Goals

To lead future development of the Northwest Quadrant, the public process established and reviewed a set of guiding principles. The NWQ Guiding Principles outlined at right are the combined result of directives outlined by City Council Resolutions and the Northwest Quadrant Master Plan RFP, as well as meetings with City Staff and a series of public meetings and Homework Group meetings. Collectively, input came from public, private and non-profit institutions as well from the citizens of Santa Fe.

As part of a larger community process, the City Council adopted the Santa Fe General Plan (Resolution 1999-45) and stated:

“Whereas, the City desires to enhance the quality of life by ensuring that development is sustainable, and that social equity, physical growth, redevelopment and natural resource conservation and protection are balanced: and (desires to) foster a Santa Fe tradition which enriches everyday life by providing urban space conducive to public life, (and to) establish an ecological basis for urban design, while continuing to build and preserve in accordance with the history of Santa Fe: and (to) promote a compact urban form that creates affordable housing, reduces automobile dependence, provides a mix of land uses in all areas of the city, diversifies the economy, and enhances the unique personality, sense of place and character of Santa Fe, while maintaining a regional growth management perspective.”

NWQ Guiding Principles

The following are specific community desires and goals which have been identified through a public process. It is anticipated that the Northwest Quadrant:

- Will continue to make Santa Fe different, artistic and affordable so locals will be proud to use public lands and return to living and playing downtown;
- Will balance open space and recreation areas with development in a manner that respects natural and cultural resources as a model sustainable community;
- Will create a beautifully designed neighborhood that is similar in form to Santa Fe’s historic Canyon Road and east side with a rich variety of economic, cultural and physical experiences;
- Has a thoughtful and compatible relationship with existing adjacent neighborhoods and encourages both contemporary and traditional buildings to live compatibly side-by-side;
- Has a mix of people and housing types: a place that creates many opportunities for interaction, with single family, townhouses, compounds and multi-family for first time young buyers to retirees, singles to small families to co-housing, estate homes to rentals, large lots to small lots... with all of these types mixed together in neighborhoods, for an overall gross density of 1.4 units per acre over the parcel’s total acreage including open space;
- Has live-work and mixed-use possibilities, with some areas solely residential (with the ability to have home occupancy businesses following existing city laws);
- Has a primary purpose of providing affordable and step-up housing through a Master Developer implementing a realistic financial pro forma that also encourages market rate homes and businesses;
- Has the Master Developer providing spine infrastructure and selecting multiple home builders to develop a target 37% of the lots as affordable housing, 33% of all homes as step up housing, and 30% of all homes and businesses at market rates;
- Has the City providing water rights for the affordable housing and step-up housing, with the Master Developer providing water rights for the market rate units and commercial uses;
- Will protect open space through a Conservation Land Trust.
- Learns from the public-private partnerships of Tierra Contenta and the Railyard, and encourages a management system that supports a Master Developer to front load costs for infrastructure of roads, utilities, parcels and parks to assure acceleration of sales, and sustainability of the community as a whole.

NWQ Community Vision

One of the primary questions raised at the public meeting in March 2007 was:

“What will make Santa Fe proud of this use of public lands?”

This question framed the Homework Group meetings, serving as the initial brainstorming question for the group and as a confirmation at the last meeting that the plan addressed the community vision.

The Community Vision outlined here provides a summary of the responses from the public and homework group meetings and was presented at the ENN meeting in August 2007.

NWQ Community Vision

What will make Santa Fe proud of this use of public land?

Community

- Design a unique community that addresses a sense of community, neighborhood and safety.
- Build a pedestrian oriented community to encourage walking around and opportunities for interaction with neighbors.
- Provide opportunities for a range of ages and income diversity so people are home in the middle of the day.
- Make this different from how the south side or east side became.

Trails + Open Space

- Provide open space for hiking, soccer, and community gardens.
- Maintain and enhance the open spaces.
- Provide trail amenities to bring people together.
- Install rain catchment systems to support open space irrigation.
- Keep a lot of public land as green space.

Housing

- Keep the project affordable.
- Integrate affordable housing within the neighborhood.
- Provide housing for young Hispanics.
- Architecture should be authentic and designed so the individual homeowner will like his house, even if it is mass produced.
- Mix the architectural styles but make it authentic.
- Start the conversation of building smaller homes.

Financing

- Be up front with the public about the financial package for support.
- Assess and improve on the City’s performance at Tierra Contenta and the Railyard.
- Front load costs, sustainable savings, larger mortgage payments

Sustainability

- Push environmental sustainability (social, ecological, economic) to balance and add value to the site.
- Employ means such as passive solar, regenerative design, biomass, urban forestry, etc.
- Make the project environmentally an aesthetically beautiful.

Center

- Provide connections in the center to a post office (mail boxes), general store, café, etc.
- Design a unique approach with the slopes.
- Express the identity of the development in the center with a facility/community center.
- The center should have outdoor space and a community indoor space.

Roads/Infrastructure

- Provide connection along the ridge line.
- Avoid stark streetscapes.
- Look at wastewater treatment on-site.

A Model Development

As part of the process of improving on past developments, the design team interviewed Tierra Contenta (and the Santa Fe Railyard) staff to identify lessons learned. Comments and suggestions from these meetings are incorporated in the design standards.

The Northwest Quadrant will hold a unique identity that is distinct from Tierra Contenta and other communities in Santa Fe. It will offer residents of Santa Fe an opportunity to live in a community that has mixed-use

integrated in initial phases, up-front amenities, and a focus on sustainable development closer to downtown.

Lessons Learned from Tierra Contenta

<i>Issue</i>	Tierra Contenta <i>Lessons Learned</i>	Northwest Quadrant <i>Strategy</i>
Unit Mix	<ul style="list-style-type: none"> 40% affordable was a maximum 	<ul style="list-style-type: none"> 37% affordable housing according to SF Homes program greater range of product pricing <ul style="list-style-type: none"> 37% affordable housing (up to 120%AMI) 33% step-up (120-150%AMI) 30% market rate (+150% AMI) market appraisals supported by surrounding neighborhood
Unit Count	<ul style="list-style-type: none"> on average, density was ultimately reduced and units counts became 20% less than originally planned for (implications to pro forma) 	<ul style="list-style-type: none"> density allowed to increase, unit count will remain constant smaller homes planned for (as an alternative to larger home sizes at TC) variance request for future escarpment ordinance mapping to not further limit current heights or road cuts
Water	<ul style="list-style-type: none"> lawsuit occurred over water availability 	<ul style="list-style-type: none"> water designated by City Council resolution for affordable housing and step-up housing reduction in water budget for subsequent phases can be accommodated and based on proven reductions in prior phases
Up-front Amenities	<ul style="list-style-type: none"> public amenities were slow to be realized 	<ul style="list-style-type: none"> public amenities will be included as part of up-front infrastructure financing and construction
Commercial in Phase 1	<ul style="list-style-type: none"> small commercial area was slow to be realized and commercial focused more on community services than traditional commercial/retail 	<ul style="list-style-type: none"> MU mixed-use zoning so commercial evolves over time SC-1 commercial zoning will be marketed up-front considering discounting commercial for first 5 years to encourage occupancy views and location advantageous, close to the Plaza
HOA	<ul style="list-style-type: none"> no organized HOA to enforce covenants, maintain streetscapes and common areas 	<ul style="list-style-type: none"> HOA for the entire development
Grants + Subsidies	<ul style="list-style-type: none"> limited advantage taken to access money through grants and subsidies 	<ul style="list-style-type: none"> obtaining any and all available grants and subsidies will be made a responsibility of the Master Developer team
Marketing	<ul style="list-style-type: none"> marketing was builder-driven 	<ul style="list-style-type: none"> concerted marketing strategy organized by Master Developer with staff to market NWQ and program events

